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TRANSMITTED VIA EMAIL

June 19, 2017

The Honorable Board President Dave Cortese and
Members of the Board of Supervisors
County of Santa Clara
70 W. Hedding Street, 10th Floor
San Jose, CA 95110

Dear Board President Cortese, and Supervisors Chavez, Simitian, Wasserman, and
Yeager:

Re: Item #20-- Affordable Housing Impact Fee Nexus Study

On behalf of our members, SV@Home writes today to support the staff recommendation to move forward with outreach regarding the establishment of a Housing Impact Fee (HIF) ordinance for the unincorporated areas of Santa Clara County. Additionally, we support the staff recommendation to include Stanford properties in the ordinance.

In recent years, funding for affordable housing has been significantly impacted due to the loss of Redevelopment 20% Funds and the declining commitment to housing from both the State and federal governments. One tool that jurisdictions have added to the toolbox is HIFs. For many jurisdictions, this is the only funding they have available to finance affordable housing development. For that reason, HIFs will be critical funding sources to leverage Measure A housing dollars.

The cities of Cupertino, Mountain View, Palo Alto, San Jose, and Sunnyvale all have existing residential HIF ordinances, and all but San Jose have ordinances that apply to non-residential development. Currently, the cities of Los Altos, Milpitas, and Santa Clara are considering establishing HIF ordinances for both residential and non-residential development.

One request we have is for the County to consider applying the HIF to multi-family development, and not solely focus on single-family homes. While we understand that limited development will take place within the unincorporated areas of the County, it is likely that some rental homes will be proposed, especially with the inclusion of Stanford. All other HIF ordinances in the County are targeted to multi-family rental development.

It is difficult to compare the fees with the proposal before you, since the staff recommendations apply to single-family development. But when you look at

Honorable Board President Dave Cortese and members of the Board of Supervisors

Re: **Affordable Housing Impact Fee Nexus Study—Item #20**

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inclusionary in-lieu fees for for-sale housing, the staff recommendation of \$15-16 a square foot is within the ballpark of other jurisdictions.

We thank the County of Santa Clara for continuing to be a leader in providing affordable housing for lower- and moderate-income residents and look forward to participating in the outreach process. We are happy to help in any way that we can, including coordinating a luncheon forum or other outreach with members to provide input.

Sincerely,

A handwritten signature in black ink, appearing to read "Pilar", written over a light gray rectangular background.

Pilar Lorenzana
Deputy Director, SV@Home

